



PAUL GRAHAM

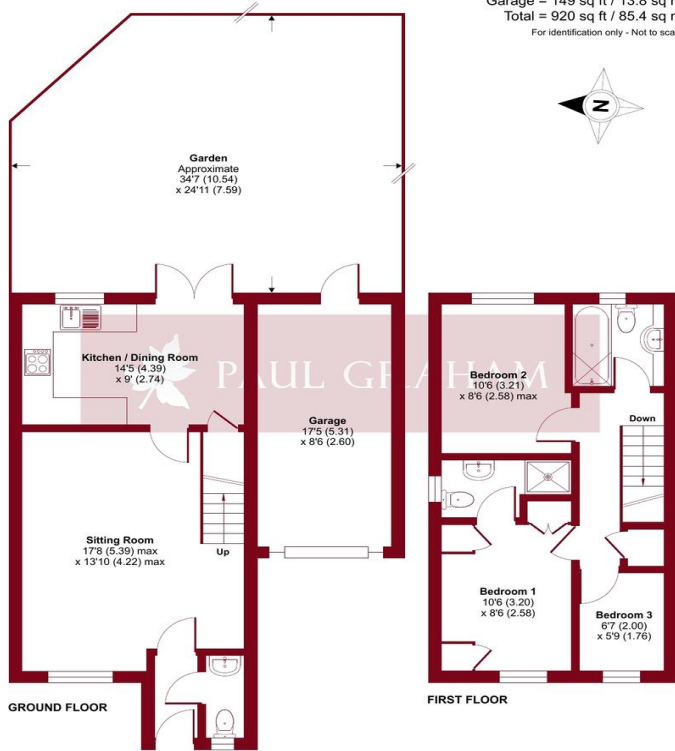


15 Duchess Close, Sutton, SM1 3BU | **Guide Price £550,000 - £565,000 Freehold**

A bright and spacious three-bedroom link-detached home set on a quiet cul-de-sac in Sutton. The property offers two bathrooms (including an en-suite), a generous kitchen/breakfast room, off-street parking, a garage, and a private garden. Offered with no onward chain, it's ideal for families, commuters, or downsizers alike.

Duchess Close, Sutton, SM1

Approximate Area = 771 sq ft / 71.6 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 920 sq ft / 85.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrothcom 2025. Produced for Paul Graham. REF: 1329521

ENTRANCE PORCH

ENTRANCE HALL

DOWNSTAIRS WC

SITTING ROOM 17' 8" x 13' 10" (5.38m x 4.22m)

KITCHEN/DINING ROOM 14' 5" x 9' (4.39m x 2.74m)

FIRST FLOOR LANDING

BEDROOM 1 10' 6" x 8' 6" (3.2m x 2.59m)

EN SUITE SHOWER ROOM

BEDROOM 2 10' 6" x 8' 6" (3.2m x 2.59m)

BEDROOM 3 6' 7" x 5' 9" (2.01m x 1.75m)

FAMILY BATHROOM

GARDEN 34' 7" x 24' 11" (10.54m x 7.59m) Approx

PARKING TO FRONT



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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